

City Council Introduction: **Monday**, June 11, 2001
Public Hearing: **Monday**, June 18, 2001, at **1:30 p.m.**

Bill No. 01R-149

FACTSHEET

TITLE: PRELIMINARY PLAT NO. 00009, KING RIDGE
2ND ADDITION, requested by Olsson Associates on
behalf of Ridge Development Company, for 34 lots and 3
outlots, with associated requests to waive block length,
sidewalks, design standards for private roadways, and a
reduction in the front yard setback, on property generally
located at No. 27th Street and Folkways Blvd.

STAFF RECOMMENDATION: Conditional Approval.

ASSOCIATED REQUESTS: Change of Zone No. 3252
(01-100) and Use Permit No. 103B (01R-148).

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 12/13/00
Administrative Action: 12/13/00

RECOMMENDATION: Conditional Approval, with
amendments (9-0: Bayer, Carlson, Duvall, Krieser,
Newman, Schwinn, Steward, Hunter and Taylor voting
'yes').

FINDINGS OF FACT:

1. This preliminary plat and the associated change of zone and use permit were heard at the same time before the Planning Commission. The attached minutes reflect testimony on all three items as one project.
2. The Planning staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.9-10.
3. The applicant's testimony is found on p.15-17, including requests to amend the conditions of approval (amend Condition #1.1.14 and add Condition #2.4, pp.11 and 13). The staff agreed with the proposed amendments (See Minutes, p.17-18).
4. There was no testimony in opposition.
5. The Planning Commission agreed with the staff recommendation of conditional approval, with the amendments requested by the applicant.
6. On December 19, 2000, a letter reflecting the action of the Commission and the amended conditions of approval was mailed to the applicant (See p.2-6).
7. The Site Specific conditions of approval required to be completed prior to scheduling this application on the Council agenda have been submitted by the applicant and approved by the reviewing departments.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 4, 2001

REVIEWED BY: _____

DATE: June 4, 2001

REFERENCE NUMBER: FS\CC\FSP00009

December 19, 2000

Olsson Associates
Gary Bredehoft
1111 Lincoln Mall
Lincoln NE 68508

Re: Preliminary Plat No. 00009
King Ridge 2nd Addition

Dear Mr. Bredehoft:

At its regular meeting on Wednesday, **December 13, 2000**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary subdivision, **King Ridge 2nd Addition**, located in the general vicinity of **N. 27th St. & Folkways Blvd.**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Provide a metes and bounds boundary survey and gross acreage of the area of the use permit, signed by a surveyor licensed in the State of Nebraska, as required by 27.31.100(b)(1) of the Zoning Ordinance and 26.15.015(n) of the Subdivision Ordinance.
 - 1.1.2 Revise the land use table to indicate the "subtotal" for each block, and a grand total for the entire development
 - 1.1.3 Revise the minimum parking stalls shown on the land use table for Block 1, Lot 1 to 29 stalls.
 - 1.1.4 Revise the lot numbers on the Land Use table to correspond with the lot numbers shown on the site plan.
 - 1.1.5 Section 26.15.015(f) requires that the lots and blocks be numbered in a consistent manner. Revise and renumber the lots in a consistent, consecutive manner. Revise the blocks numbers to show three blocks, as the eastern 5 lots are physically split from the plat by another subdivision.

- 1.1.6 Revise the site plan, grading plan and road profiles to show an internal loop road satisfactory to the Public Works Department.
- 1.1.7 Revise the plans to show the additional right-of-way to be dedicated on N. 27th St., Folkways Blvd., and Enterprise Dr.
- 1.1.8 Revise the plans and profiles to show the additional through lanes and turn lanes, satisfactory to the Public Works Department.
- 1.1.9 Revise the plat to show lane alignments and reconstruction for the intersections of N. 27th and Enterprise Drive and N. 27th and Folkways on both sides of N. 27th Street.
- 1.1.10 Revise the plans to show all of the N. 28th Street private road easement within the limits of this plat.
- 1.1.11 The proposed alignment of the N. 28th St private road does not meet design standards, revise the street to meet design standards.
- 1.1.12 Revise the plans to identify the new setback lines.
- 1.1.13 Revise the plans so that the building envelope lines for Lots 8, 9 and 23 are not over the private roadway.
- 1.1.14 ~~Remove~~ Revise the note on the site plan ~~to state~~ing that the ~~extra~~ right of way adjacent to N. 27th Street ~~shown on the site plan north of Enterprise Drive~~ will be vacated and deeded to developer. **(**Per Planning Commission, 12/13/00**)**
- 1.1.15 Revise Note 15 to state that signs will be as shown on the approved site plan, or in accordance with Chapter 27.69 of the Zoning Ordinance.
- 1.1.16 Revise Note 22 to indicate that Outlot C is for open space and a private roadway.
- 1.1.17 Revise the landscape plan to substitute Prairie Fire Crab for Snowdrift Crab for disease resistance.
- 1.1.18 Revise the grading and drainage plan to be consistent with the street grade along the south side of Outlot A.
- 1.1.19 Revise the grading and drainage plan to show a drainage ditch along the east side of Lots 9-12, Block 2 that meets design standards.
- 1.1.20 Revise the grading and drainage plan to show side slopes that meet the 4 to 1 design standard.

- 1.1.21 Revise the grading and drainage plan to show a trickle or channel liner.
- 1.1.22 Revise the grading and drainage plan so that erodible velocities are not exceeded.
- 1.1.23 Revise the drainage calculations to account for the headwater needed to operate the 48" outlet at the north end of the ditch.
- 1.1.24 Revise the grading and drainage plan to address why the fill from this site is being placed off site.
- 1.1.25 Revise the grading and drainage plan to move the drainage swale to the west, or provide an easement from the School Board.
- 1.1.26 Revise the water system to be located outside of the Enterprise Drive right-of-way.
- 1.1.27 Revise the private water and sewer systems in the 30' private easement to move them outside of the middle of a proposed drainage ditch.
- 1.1.28 Move the water mains, sewer mains and fire hydrants outside of the drainage ditch.
- 1.1.29 Provide the final, signed copy of the off site traffic agreement, satisfactory to the City.
- 1.1.30 Add a note indicating that access to N. 27th Street and Folkways Blvd. is relinquished, except as shown.

2. The City Council approves associated request:

- 2.1 Change of Zone #3252
- 2.2 Use Permit #103B
- 2.3 A modification to the requirements of the land subdivision ordinance to permit block lengths to exceed 1,320 feet and to allow sidewalks on only one side of a private road.
- 2.4 Modification of the design standards for a private roadway to allow horizontal curves with no minimum radius, a reduction in tangent length between horizontal curves and a cross slope pavement section in lieu of a crowned cross section. (**Per Planning Commission, 12/13/00**)

General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, street name signs, and permanent survey monuments have been completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.
 - 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To pay all improvement costs.
 - 3.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
 - 3.2.5 To continuously and regularly maintain street trees and landscape screens.
 - 3.2.6 To complete the private improvements shown on the preliminary plat and/or community unit plan, and/or planned unit development.
 - 3.2.7 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 3.2.8 To relinquish the right of direct vehicular access from Lots 18-24, Block 2 to N. 27th Street street
 - 3.2.9 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning

Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

Russell J. Bayer, Chair
City-County Planning Commission

cc: Mr. John C. Brager, Ridge Development Company, P.O. Box 22769,
Lincoln, NE 68542
Mr. Tom White, Ridge Development Company, P.O. Box 22296
Lincoln, NE 68542
Public Works - Dennis Bartels
LES
Alltel Communications Co.
Cablevision
Fire Department
Police Department
Health Department
Parks and Recreation
Urban Development
Lincoln Public Schools
County Engineers
City Clerk
File (2)

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: King Ridge 2nd Addition
Change of Zone #3252
Use Permit #103B
Preliminary Plat #00009

Date: December 1, 2000

****As Revised by Planning Commission, 12/13/00****

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: Gary Bredehoft, of Olsson Associates, has applied for the following proposals in the vicinity of N. 27th Street and Folkways Blvd:

- 1) Change of Zone #3252 from I-1, Industrial District to B-2, Planned Neighborhood Business District and from B-2, Planned Neighborhood Business District to I-1, Industrial District.
- 2) Use Permit #103B, King Ridge, a generic Use Permit for 705,660 square feet of retail, commercial, financial and restaurant uses.
- 3) Preliminary Plat #00009, King Ridge 2nd Addition, for 34 lots and 3 outlots.

Requested Waivers or Variations from:

- 1) Section 26.23.130 "Block size" to allow block lengths over 1,320 feet in Blocks 1 and 2;
- 2) Section 26.27.020, requiring sidewalks on one side of a private roadway;
- 3) Design standards for a private roadway; and,
- 4) A reduction in the front yard setback

GENERAL INFORMATION:

APPLICANT: Gary Bredehoft
Olsson Associates
1111 Lincoln Mall
P.O. Box 84608
Lincoln, NE 68508
(402) 474-6311

CONTACT: Same

LAND OWNER: Mr. John C. Brager, President of Construction
Ridge Development Company
P.O. Box 22769
Lincoln, NE 68542

Mr. Tom White, President of Development
Ridge Development Company
P.O. Box 22296
Lincoln, NE 68542

LOCATION: N. 27th Street and Folkways Blvd.

LEGAL DESCRIPTION: See Attached

EXISTING ZONING: B-2, Planned Neighborhood Business District and I-1, Industrial District.

SIZE: 71 acres, more or less

EXISTING LAND USE: Commercial and vacant

SURROUNDING LAND USE AND ZONING: Zoned H-3, Highway Commercial, R-3, Residential and R-5, Residential to the north; I-1, Industrial to the east; R-5, Residential and B-5, Planned Regional Business District to the south; R-2, residential to the west; and, B-2 Planned Neighborhood Business District to the southwest. Multi-family residential, wetlands and single family residential to the north; undeveloped high school site to the east; commercial and multi-family residential to the south; attached single family residential to the west; hotel to the southwest.

COMPREHENSIVE PLAN SPECIFICATIONS: Shown as Commercial, Industrial and Environmentally sensitive on “Figure 16 Lincoln’s Land Use Plan” and the “North 27th Street Subarea Plan” in the amended *1994 Lincoln-Lancaster County Comprehensive Plan*.

HISTORY:

- This area was changed from A-A Rural and Public Use to R-3, Residential during the 1979 zoning update.
- In March of 1997, the City Council approved a change of zone from R-3 to B-2 and I-1.
- The King Ridge Preliminary Plat and Use Permit 103 was approved in February 1998.
- The King Ridge 1st Addition Preliminary Plat was approved in November 1999.
- Use Permit #103A covering the southern portion of the area, was approved in February 1999.

SPECIFIC INFORMATION:

UTILITIES: Available

TRAFFIC ANALYSIS: The increasing traffic congestion along N. 27th Street is an issue with continued commercial development. An off-site transportation agreement has been agreed to in principle, and a final, signed version will be required prior to scheduling the items on the City Council agenda.

ENVIRONMENTAL CONCERNS: The wetlands area at the east side of the proposed Preliminary Plat and Use Permit will be filled and mitigated, as previously approved in the King Ridge and King Ridge 1st Addition Preliminary Plats.

ANALYSIS:

Preliminary Plat and Use Permit

1. The property is included in the previously approved King Ridge and King Ridge 1st Addition Preliminary Plats. The southern portion currently zoned B-2 is included in Use Permit 103A, King Ridge. Commercial lots are currently platted adjacent to Folkways Blvd, and outlots for future commercial use are platted north of Folkways Blvd.
2. The proposed amendment increases the area of the Use Permit to 71.35 acres and increases the commercial square feet to 705,660 square feet. The proposal represents an increase of 461,000 square feet. The Use Permit is currently approved for a total of 244,660 square feet on the 27.6 acres of adjacent to Folkways Blvd.
3. The significant increase in the amount of commercial uses permitted will have a corresponding increase in traffic. The developer has agreed to provide additional right-of-way along Folkways Blvd. and along N. 27th St., to pay for the paving of additional lanes and turn lanes, and to contribute toward the cost of traffic signals.
4. The interior road system, including N. 30th Street a loop road and intersection at Enterprise Drive has not been shown in sufficient detail. Section 26.15.015(d) of the Subdivision Ordinance requires the information to be shown. The developer has agreed to revise the plans to show the location, grading and profile of the internal road system to the satisfaction of the Public Works Department.
5. The site plan shall be revised so that the building envelopes do not conflict with the location of the private roads.
6. The lot and block numbers should be revised to be consistent
7. The total number of parking stalls indicated on the land use table is adequate, however some minor adjustments need to be made.
8. The Public Works Department had several comments about revisions required for the water system, sanitary sewer system, and traffic improvements.
9. The Lower Platte South NRD asked for additional detail to the grading and drainage plan.
10. The request for a waiver of block length to the east is appropriate due to the location of the school site, and wetlands to the north.
11. The request to waive sidewalks on one side of the private roadways is satisfactory in the area where the roadways will be adjacent to parking lots, and pedestrian circulation will be

provided by sidewalks on one side of the road. Sidewalks should be required on both sides of N. 30th Street adjacent to Lots 8 and 23, Block 2.

12. The Public Works Department stated that sufficient information was not provided to make a determination on the request for a waiver of the design standards for a private roadway.
13. A reduction in the front yard setback along the south side of Folkways Blvd. and along the portion of N. 27th Street, south of Folkways Blvd adjacent to the lots that are already platted to accommodate the right-of-way to be dedicated is satisfactory. The property north of Folkways has not been platted, yet. The development can be designed to accommodate the right-of-way, which is required because of the impacts of the development.

STAFF RECOMMENDATION:

Preliminary Plat #00009 Conditional Approval

Requested Waivers or Variations from:

- 1) Approval of the request to allow block lengths over 1,320 feet
- 2) Approval of a waiver to allow sidewalks on one side of the private road that is adjacent to the outlot reserved for parking areas, north of the north lot lines of Lots 8 and 23, Block 2.
- 3) Denial of a request to waive design standards for a private roadway; and,
- 4) Approval for the request for a reduction in the front yard setback on the lots adjacent to the south side of Folkways Blvd. and on the lots adjacent to N. 27th Street, south of Folkways Blvd., corresponding to the dedicated right-of-way.

CONDITIONS PRELIMINARY PLAT:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Provide a metes and bounds boundary survey and gross acreage of the area of the use permit, signed by a surveyor licensed in the State of Nebraska, as required by 27.31.100(b)(1) of the Zoning Ordinance and 26.15.015(n) of the Subdivision Ordinance.
 - 1.1.2 Revise the land use table to indicate the "subtotal" for each block, and a grand total for the entire development

- 1.1.3 Revise the minimum parking stalls shown on the land use table for Block 1, Lot 1 to 29 stalls.
- 1.1.4 Revise the lot numbers on the Land Use table to correspond with the lot numbers shown on the site plan.
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- 1.1.6 Revise the site plan, grading plan and road profiles to show an internal loop road satisfactory to the Public Works Department.
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- 1.1.8 Revise the plans and profiles to show the additional through lanes and turn lanes, satisfactory to the Public Works Department.
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- 1.1.14 ~~Remove~~ Revise the note on the site plan to state~~ing~~ that the extra right of way adjacent to N. 27th Street shown on the site plan north of Enterprise Drive will be vacated and deeded to developer. **(**Per Planning Commission, 12/13/00**)**
- 1.1.15 Revise Note 15 to state that signs will be as shown on the approved site plan, or in accordance with Chapter 27.69 of the Zoning Ordinance.
- 1.1.16 Revise Note 22 to indicate that Outlot C is for open space and a private roadway.

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- 1.1.18 Revise the grading and drainage plan to be consistent with the street grade along the south side of Outlot A.
- 1.1.19 Revise the grading and drainage plan to show a drainage ditch along the east side of Lots 9-12, Block 2 that meets design standards.
- 1.1.20 Revise the grading and drainage plan to show side slopes that meet the 4 to 1 design standard.
- 1.1.21 Revise the grading and drainage plan to show a trickle or channel liner.
- 1.1.22 Revise the grading and drainage plan so that erodible velocities are not exceeded.
- 1.1.23 Revise the drainage calculations to account for the headwater needed to operate the 48" outlet at the north end of the ditch.
- 1.1.24 Revise the grading and drainage plan to address why the fill from this site is being placed off site.
- 1.1.25 Revise the grading and drainage plan to move the drainage swale to the west, or provide an easement from the School Board.
- 1.1.26 Revise the water system to be located outside of the Enterprise Drive right-of-way.
- 1.1.27 Revise the private water and sewer systems in the 30' private easement to move them outside of the middle of a proposed drainage ditch.
- 1.1.28 Move the water mains, sewer mains and fire hydrants outside of the drainage ditch.
- 1.1.29 Provide the final, signed copy of the off site traffic agreement, satisfactory to the City.
- 1.1.30 Add a note indicating that access to N. 27th Street and Folkways Blvd. is relinquished, except as shown.

2. The City Council approves associated request:
 - 2.1 Change of Zone #3252
 - 2.2 Use Permit #103B
 - 2.3 A modification to the requirements of the land subdivision ordinance to permit block lengths to exceed 1,320 feet and to allow sidewalks on only one side of a private road.
 - 2.4 Modification of the design standards for a private roadway to allow horizontal curves with no minimum radius, a reduction in tangent length between horizontal curves and a cross slope pavement section in lieu of a crowned cross section. (**Per Planning Commission, 12/13/00**)

General:

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 - 3.2.1 To submit to the Director of Public Works an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To pay all improvement costs.
 - 3.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
 - 3.2.5 To continuously and regularly maintain street trees and landscape screens.
 - 3.2.6 To complete the private improvements shown on the preliminary plat and/or community unit plan, and/or planned unit development.
 - 3.2.7 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property

owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

3.2.8 To relinquish the right of direct vehicular access from Lots 18-24, Block 2 to N. 27th Street street

3.2.9 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

Prepared by:

Jennifer L. Dam, AICP
Planner

**CHANGE OF ZONE NO. 3252
and
USE PERMIT NO. 103B
and
PRELIMINARY PLAT NO. 00009,
KING RIDGE 2ND ADDITION,**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

December 13, 2000

Members present: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer.

Planning staff recommendation: Approval of the change of zone and conditional approval of the use permit and preliminary plat.

Proponents

1. DaNay Kalkowski presented the application which includes a change of zone, preliminary plat and use permit for portions of the King Ridge property located east of 27th north of North Hill Road. This property has had a long history. It dates back to 1996 when this area was shown in the No. 27th Street Subarea Plan as commercial and industrial. In March of 1997, the property was zoned B-2 and I-1 and annexed; in 1998 and 1999, use permit 103A was submitted along with associated preliminary plats for portions of the property. In January of 1999, the northwestern portion of the property was sold to Lincoln School District Leasing Corporation; and in February, 2000, Ridge Development and six other property owners entered into an agreement with the city to facilitate the construction of 33rd Street from Superior to Folkways Blvd., and is currently under construction.

The applications presented today complete the King Ridge package and cover the balance of the remaining site for the use permit. The use permit and preliminary plat incorporate all of the King Ridge property; the use permit is generic at this stage showing building envelopes and square footage for each lot. The applicant will come in with more detailed information when they have the specific users.

The primary focus of the use permit negotiations were traffic impacts and traffic improvements to No. 27th and Folkways. A lot has happened in this area since early 1997 when the property was zoned and annexed. This developer has reached agreement with Public Works with respect to traffic and they are in the process of finalizing a written agreement. By the end of next year, Folkways will be open from 27th to 33rd, and 33rd Street will be open from Superior Street up to Fletcher Avenue. Folkways from North 27th to 30th will be a 5-lane cross-section. No. 30th over to the east edge of King Ridge will be a 3-lane cross-section with sufficient additional right of way granted to the city to allow it to ultimately become a 5-lane cross-section. The property to the east of King Ridge already has plans submitted to construct a 4-lane cross-section over to 33rd. They have worked hard to reach an agreement on traffic to benefit the city's long term interests and for the ultimate users of the property.

Kalkowski submitted proposed amendments to the conditions of approval.

Kalkowski requested amendment to Condition #1.2.14 of Use Permit 103B:

~~Remove~~ Revise the note on the site plan ~~to stating~~ that the ~~extra~~ right of way adjacent to N. 27th Street shown on the site plan north of Enterprise Drive will be vacated and deeded to developer.

Kalkowski explained that when staff requested removal of this note it was before anyone knew what improvements would be needed on No. 27th north of Enterprise Drive. Part of the agreement is that the developer will be constructing that third lane along No. 27th between Enterprise and the north edge of the property. We now know the improvements to North 27th. The vacation of the extra right-of-way is consistent with earlier versions of the preliminary plat and use permit. The property to the north of the King Ridge site will no longer take access directly to 27th Street.

Kalkowski requested to add the following conditions to Use Permit 103B:

4. The City Council shall have approved:
 - 4.1 Change of Zone No. 3252
 - 4.2 Preliminary Plat No. 00009, King Ridge 2nd Addition
 - 4.3 A reduction of the required front yard setback on the lots adjacent to the south side of Folkways Boulevard and on the lots adjacent to North 27th Street south of Folkways Blvd., corresponding to the dedicated right-of-way.

This is to clarify the front yard setback waiver that is supported by staff.

With regard to the preliminary plat, Kalkowski requested the same revision to Condition #1.1.14 as is being requested to Condition #1.2.14 of the use permit referring to the right-of-way.

Kalkowski requested to add Condition #2.4:

- 2.4 Modification of the design standards for a private roadway to allow horizontal curves with no minimum radius, a reduction in tangent length between horizontal curves and a cross slope pavement section in lieu of a crowned cross section.

Newman inquired about the specific locations where the applicant is requesting to waive sidewalks. Her concern is whether there is sufficient pedestrian movement for high school students to the fast food restaurants which might be close enough. Kalkowski explained that the waiver request is on the internal private roadway system circulating internally around the parking lot. Jennifer Dam of Planning staff referred to the site plan and explained that the sidewalks would be waived adjacent to the parking lot but would be provided on the side adjacent to the lots. Newman was satisfied.

Steward asked the applicant to describe the mitigation of the wetlands and how it may or may not affect the school property adjacent since it is not a very compatible ordinary use of school property. Mark Palmer of Olsson Associates stated that mitigation of wetlands was coordinated with the school site. There have been two permits – the school permit has been approved; the King Ridge permit is in process. They mitigate areas to the north of the property. Dam explained that the mitigation of the wetlands was previously approved with the preliminary plat that is already in place for this development. The wetlands will be mitigated in the area of the wetland drainage channel. Kalkowski added that they are doing additional mitigation to the north and making provisions to do some additional mitigation in the North Ridge property to the north clear over to the east.

Steward's concern is procedural in that his understanding is that the school property decision came after that original approval. Dam clarified that the schools were involved in the negotiations on the plat. Steward wanted to know whether we have all the mitigation we need because there is no mention of the mitigation in these conditions of approval. Do we need a new condition? Dam does not believe so because it has been taken care of and the bulk of it is on the school site which is not included in this preliminary plat.

Carlson returned to the pedestrian issue and the sidewalk motion from Folkways to the potential fast food area. He assumes we would not want them to move directly west into the commercial. Dam explained that there is a large grade differential so students walking from school to the fast food would "come down to Folkways, over and up".

Hunter was concerned about the location of signage. Dam stated that the applicant has shown some envelopes for signs on the large site plan. The entire lots are being shown as building envelopes so it is difficult to say how close to the building the signage will be. She did not have the specific dimensions.

There was no testimony in opposition.

Carlson asked staff to speak to the modification of the right-of-way language in Condition #1.2.14 of the Use Permit and Condition #1.1.14 of the plat. Dennis Bartels of Public Works explained that his original comment in the staff report was in response to what was shown on the plans and why the city should vacate the entire piece of right-of-way. The right-of-way was purchased with the 27th Street widening project for a frontage type driveway to serve an acreage lot. He has worked out with the applicant and agreed that part of the right-of-way can be vacated, reserving enough for the extra lane that they have agreed to construct. The city did not want to vacate it all until the right-of-way needs were determined. With the negotiated traffic improvements we can determine the right-of-way needs and retain what we need, vacate the rest, and add it to this development.

Carlson asked whether there is a traffic study for North 27th Street. Bartels advised that the applicant was required to submit a traffic impact study for this development. The city also has their larger traffic studies in that area. The recently adopted LRTP was based on adding the traffic together. Yes, it was studied. In general, the city wants to get another full lane on the east side of 27th adjacent to this development, starting south of Folkways. In general, the traffic numbers are indicating that in the long term, with 14th Street widening to 4 lanes and 33rd in place with 4 lanes, we would still have capacity problems on 27th with the existing two lanes. This development just builds right turn lanes into the driveways and entrance points. As traffic increases or a need comes along, an additional lane could

be added on 27th both north and south of this location. The city's overall study assumed certain levels of development. The site specific traffic is overlayed over a development like this and the staff analyzes it to try to make the intersections work with the ultimate traffic. Bartels concurred that the staff has required this developer to correspond to the increase in traffic as a result of their commercial uses.

Bartels agreed with the new Condition #2.4 on the preliminary plat. Dam also concurred with the additional conditions on the use permit.

Response by the Applicant

Kalkowski stated that the negotiations on traffic improvements were done with respect to the long term traffic needs. The city does not perceive needing more than three lanes on the one side of 27th Street.

Public hearing was closed.

CHANGE OF ZONE NO. 3252

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Carlson moved approval, seconded by Duvall and carried 9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes'.

USE PERMIT NO. 103B

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, with the amendments as requested by the applicant, seconded by Taylor and carried 9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes'.

PRELIMINARY PLAT NO. 00009

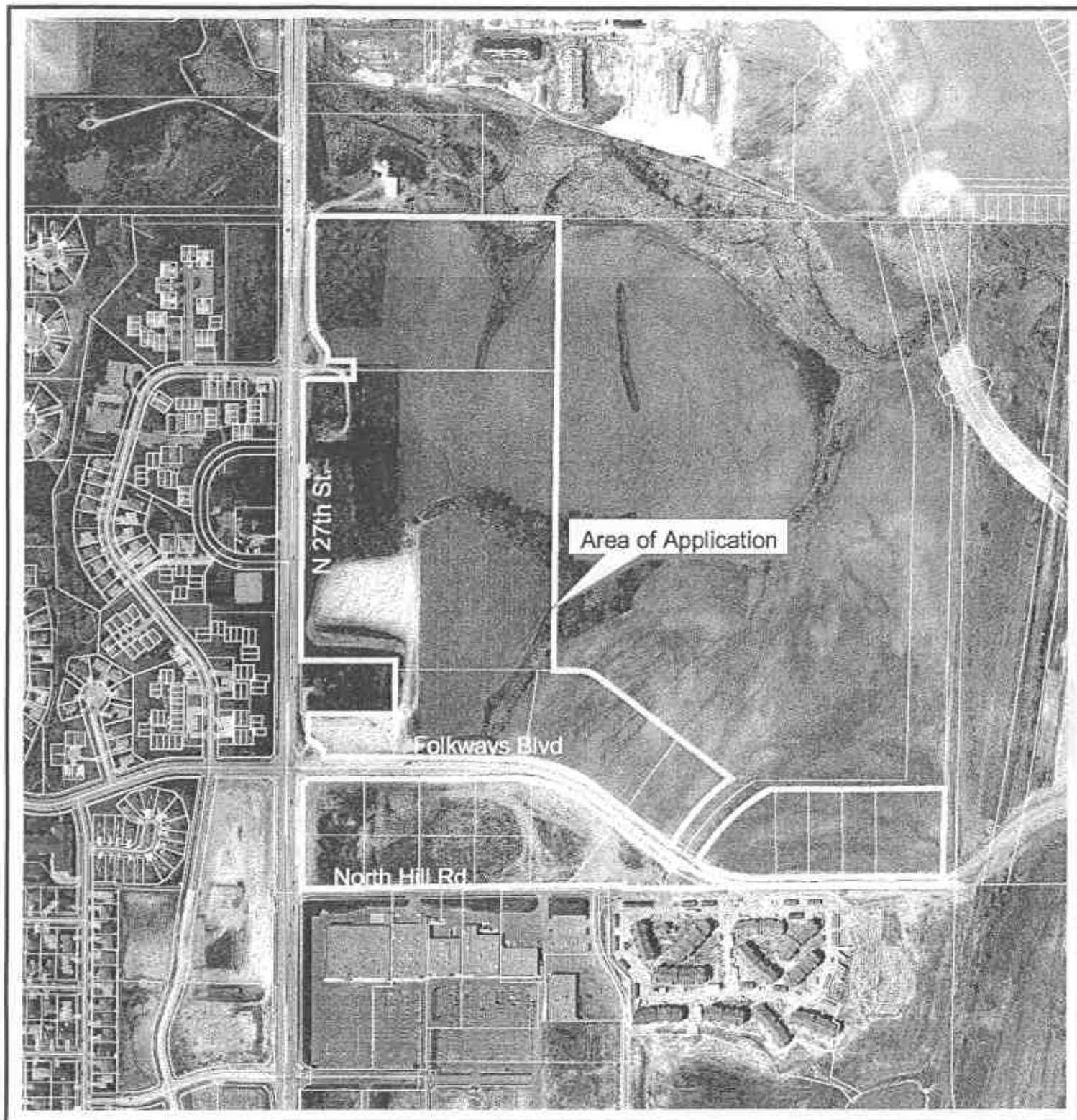
ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, with amendments as requested by the applicant, seconded by Hunter.

Bayer believes the Commission may have missed an opportunity some time in the past. He is not sure a high school should be surrounded by commercial. This will be an interesting thing to watch. He is not sure this was the right move six months ago, but he supports this development.

Motion for conditional approval, with amendments, carried 9-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Krieser, Steward and Bayer voting 'yes'.



Preliminary Plat #00009
Use Permit #103B
King Ridge 2nd Add

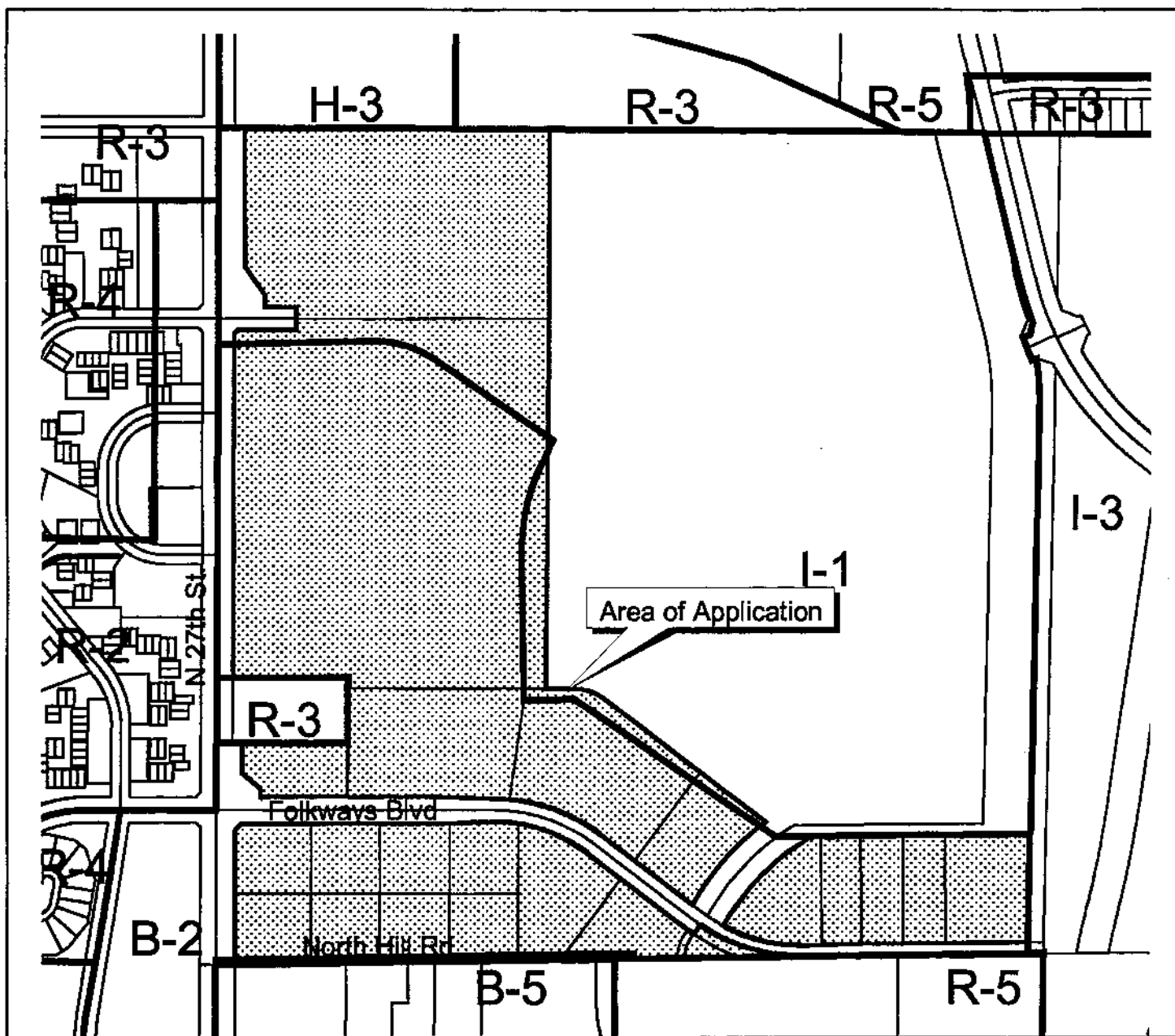


Sheet _____ of _____

Date: _____

Photograph Date: 1999 **019**

Lincoln City - Lancaster County Planning Dept.

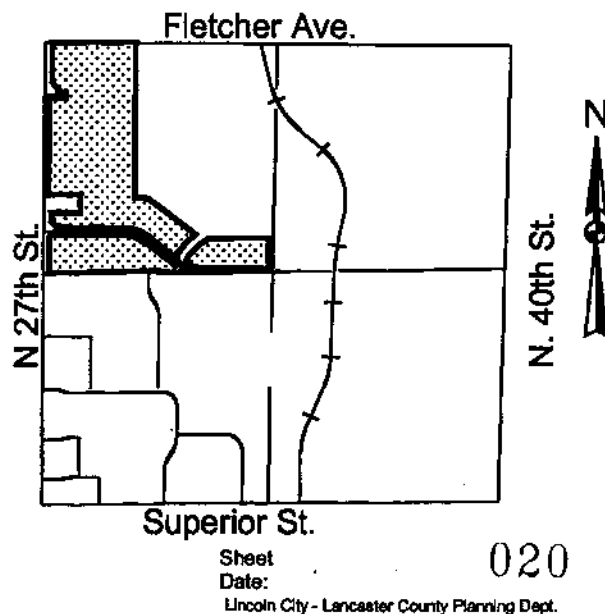
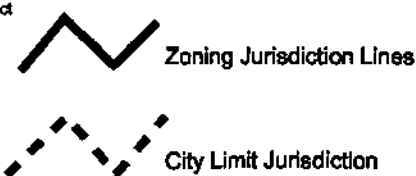


Preliminary Plat #00009
Use Permit #103B
King Ridge 2nd Add

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 6 T10N R7E



LOWER PLATTE SOUTH
NATURAL RESOURCES DISTRICT



3125 Portia St., Box 83581, Lincoln NE 68501-3581
(402) 476-2729 • FAX (402) 476-6454

Memorandum

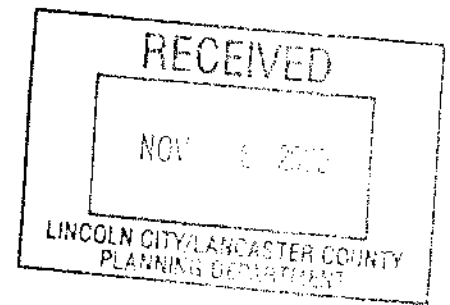
Date: August 3, 2000
To: Jennifer Darn
From: Ed Ubben, Projects Coordinator
Subject: King Ridge 2nd Add., N. 27th and Folkways.

We have reviewed the plans for the referenced project. Why is the applicant placing fill off their property? The drainage swale should be moved west to keep fill off the Lincoln Public School site or an easement should be granted from the Lincoln School Board. The actual property line is hard to determine on the plan but this may amount to over 1.3 acres on a 3:1 slope, 50' wide in some places and an 18' drop in elevation.

EU/cu

pc: file

M e m o r a n d u m



To: Jennifer Dam, Planning Department
From: Dennis Bartels, Public Works and Utilities
Subject: King Ridge 2nd Addition Preliminary Plat
Date: November 6, 2000
cc: Allan Abbott, Roger Figard, Virendra Singh, John Huff

Public Works has reviewed the revised King Ridge 2nd Addition Preliminary Plat located north of Folkways Boulevard, east of 27th Street and has the following comments:

1. Water - The proposed private water system needs to be shown outside the Enterprise Drive right-of-way.
The proposed private water and sewer systems in the 30' private easement are located in the middle of a proposed drainage ditch. The sewer and water mains and fire hydrants located in this ditch are not appropriate.
2. Sanitary Sewer - The proposed public sewer along the common lot line of Lots 7 and 8, Block 2, does not appear to be necessary. Lot 9 can be served to the north.
3. Drainage and Grading - The grading plan does not agree with the proposed street grade along the south side of Outlot A. The drainage ditch along the east side of Lots 9-12, Block 2, does not meet design standards. Design standards require 4 to 1 side slopes. No trickle channel or channel liner is proposed. Depending upon the soil types and the type of vegetation, erodible velocities may be exceeded. The calculations do not account for the headwater needed to operate the 48" outlet at the north end of the ditch.
4. Street System - A note on the plan indicates that a portion of the 27th Street right-of-way north of Enterprise will be vacated and deeded to the developer. At this time, Public Works would not recommend approval of a vacation of this right-of-way. The traffic study identifies the need for additional traffic lanes in 27th Street. Additional right-of-way will be needed beyond the 100 feet existing for the majority of this frontage. Until future improvements are designed and built, none of the right-of-way should be vacated. Right-of-way is required to construct the improvements identified in the traffic study '2020 Land Configurations for 27th, Folkways, and Enterprise'. The plat needs to be revised to clearly show the required street improvements and adequate right-of-way to construct them. The improvements shown to Enterprise Drive east of 27th will require changes to the existing pavement and right-of-way west of 27th. Lane alignments and reconstruction need to be shown on the plat. The lane alignment for Folkways Boulevard should also be shown east and west of 27th.
A portion of the 28th Street private road easement is located outside this plat in Lot 13 I.T. All of the easement should be within this plat. The alignment of the 28th Street private road does not meet design standards in regard to the right angle changes in alignment. Exceptions to standards cannot be reviewed when no detail of the adjacent parking lot

Jennifer Dam
Page 2
November 6, 2000

circulation and access needs are shown.

Details of reconstruction, right-of-way needs, etc. need to be shown in accordance with the transportation improvement agreement being negotiated.

*** REQUESTOR: JDAM - DAM, JENNIFER L. PLANNING ***

*** S Y S M I N B A S K E T P R I N T ***

MESSAGE ID: 187967 DATE: 08/07/00 TIME: 10:40am PRIORITY: 000

TO: JDAM - DAM, JENNIFER L.
PLANNER II
PLANNING

FROM: JHUFF - HUFF, JOHN
FIRE

SUBJECT: pp0009 request
Jennifer, I have reviewed the PP 0009 and find it acceptable from
Fire Department.

Sent to: JDAM DAM, JENNIFER L. (to)

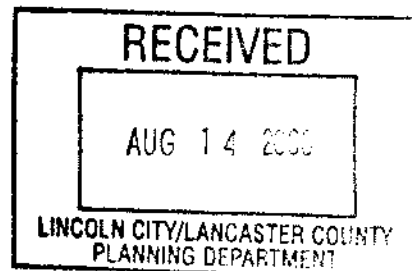
interoffice
M E M O R A N D U M

to: Jennifer Dam, Planning
from: Rachel Martin, Parks and Recreation
subject: King Ridge 2nd Addition Preliminary Plat
date: August 14, 2000

Parks and Recreation Department staff have reviewed the above referenced development proposal and have the following comments.

- 1) Suggest substituting Prairiefire Crab for Snowdrift Crab for disease resistance.

Please phone me at 441-7936 with any questions or comments.

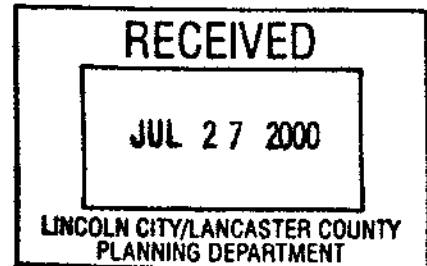




OLSSON ASSOCIATES
CONSULTING ENGINEERS

26 July 2000

Jennifer Dam
Planning Department
555 South 10th Street, Room 213
Lincoln NE 68508



Re: King Ridge 2nd Addition
Amendment to Preliminary Plat & Generic Use Permit
OA project No. 98-0141.03

Dear Jennifer:

Enclosed find the following revised documents for the above-mentioned project:

1. 21 copies of the Site Plan and Utility Plan.
2. 7 copies of the Drainage and Grading Plan.
3. 5 copies of the Preliminary Street and Roadway Profiles.
4. 6 copies of the Landscape Plan.
5. 3 copies of the Traffic Study.
6. 404 Permit Application and Report.

The following is our response to comments made in the Staff Report dated 18 May 2000:

1. As discussed in our meeting, you agreed to allow this as an Amendment to the existing Preliminary Plat and Use Permit in discussions back in December 1999, before we began our preparation of this submittal.
- 2, 3, 4 The private roadway through our site has been defined as requested and shown on the Site Plan including the private road to the north. A preliminary roadway profile is included in our resubmittal as requested, it is also reflected in the Grading Plan.
- 5, 6. The location of the private roadway (N. 30th Street and N. 28th Street) has been revised, as requested.
7. The lot dimension of Lot 8, Block 2, has been revised.
8. Access to Lot 13 I.T. is shown on the Site Plan with a public access easement abutting the northeast portion of the lot.
9. Note 30 has been revised to show compliance with Section 26.23.14(g).

026

10. Due to the general nature of this use permit we do not know the location of most signs at this time. Note 15 states all signs need not be shown at this time, but will be per Zoning Ordinance 27.69. We are, however, showing the general location of the on-premises ground signs for each freestanding pad site building along 27th Street. We are requesting a waiver to Section 27.69.046 (d) and (e) to allow these signs in the setback and allow them to be located more than 30 feet from the pad site building. Due to the grade along 27th Street which falls off to the east, ground sign visibility located 50 feet or more back from the right-of-way would be difficult.
11. Note 32 has been revised.
12. Note 35 has been revised.
13. The Landscape Plan has been revised.
14. The triangular lot next to Waterbrook Apartments has been labeled as Outlot "C" and used as open space listed in the General Notes.
15. The parking requirement for fast food restaurants is one space per 100 square feet as shown, this has been verified with Building and Safety Department. The one space per 40 square feet requirement is for "Drive-In" restaurants (i.e., "Sonic Drive In").
- 16,17 The lot and block numbers have been revised.
18. A block number was shown along the south side of Folkways "Block 1", another notation has been added.
19. Note 7 has been revised. We are requesting a waiver that sidewalks be built only along one side of the private roadways.
20. This comment is the same as #14, which has been revised. The road access is under construction.
21. The Traffic Study has been revised as discussed with Public Works. Improvements will be shown in an off-site road agreement.
22. L.E.S. easements are shown as requested.
23. The fire hydrant's location and legibility have been revised as requested. A separate utility plan has been drafted to aid with the legibility.

Jennifer Dam
Page Three
26 July 2000

24. Detention was waived by the NRD in the original approval of this Preliminary Plat/Use Permit, see attached letter.
- 25,26 A copy of the 404 permit application and report has been included. This permit shows the proposed wetland impacts and mitigation areas.

The drainage scheme has not changed from the previously approved preliminary plat and Use Permit. Siltation ponds will be built at the top of the north slope to reduce the quantity of silt impacting the wetlands. Rock Rip Rap shall be installed at the outlets of the storm sewer pipes at the base of the slope to control the velocity of the storm water. Velocity control structures shall be built when parking lots and building are constructed. Additional details have been shown on sheet 3 of 5 to show the drainage for this slope bank.

27. We request a waiver to design standards for the private roadway. We would like to build a 2% cross slope roadway rather than the typical crowned street. This preliminary plat was originally approved with the city Datum, we request that as this is an amendment, we keep the city datum rather than the NAVD datum. The grading plan has been revised to include the drainage swale. The public access easement abuts the R-3 property, we assume that property will take access from that point.

We are in agreement with all General Requirements 1., 2.1 - 2.7. With the above revisions we would anticipate scheduling to Planning Commission on 6 September 2000.

If you have any questions or require further information, please call.

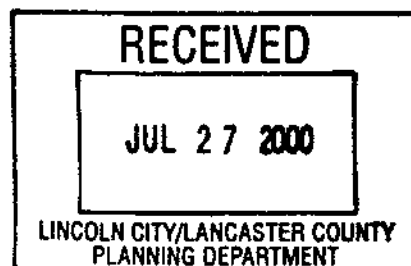
Sincerely,



Gary L. Bredehoft

cc: Tom White
John Brager
DaNay Kalkowski

F:\projects\980141\doc\ldam.600.wpd





May 18, 2000

Mr. Gary Bredehoft
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508

RE: King Ridge "1st" Preliminary Plat # 00009

Dear Gary:

Your preliminary plat has been reviewed by the county staff, the city staff and other agencies involved in land subdivision. The review found the plans will need revisions to bring them into compliance with the regulations. Those revisions include:

1. A Preliminary Plat entitled King Ridge 1st Addition (PP #98012) already exists. Rename this proposal to King Ridge 2nd Addition Preliminary Plat.
2. The approved King Ridge 1st Addition Preliminary Plat (PP#98012) allowed N. 30th Street to be generally shown as a private roadway with the notation that the specific location would be established in conjunction with a Use Permit and Traffic Study prior to development. The private road that gives access to the lot north of this development adjacent to N 27th Street needs more definition, as well.
3. This proposal includes a request for a change of zone from I-1 to B-2; increases the proposed commercial floor area from 244,660 square feet in the approved Use Permit to a proposed 575,260 square feet; and adds 13 lots north of Folkways Blvd and west of the school site. A traffic study was submitted and the general layout of the site is shown with the lot configuration. However, N. 30th Street is not shown in an established location, it is not reflected in the grading and drainage plan, and street profiles were not provided.
4. Section 26.15.015 (d) of the Subdivision Ordinance requires that the preliminary plat show existing and proposed streets and private roadways, including the right-of-way and pavement width, tangent length, centerline, radius of each curve, angle of intersection with all other streets and private roadways and the name or number of each street.

029



5. The dashed line shown for the private roadway (N 30th Street) extends through what are labeled as building envelope lines.
6. The generalized location of N. 30th Street is adjacent to the front of the retail buildings. This location would create significant conflicts between vehicular traffic and pedestrians. The road should be moved to the west side of Outlot A to minimize pedestrian conflicts.
7. The southern dimension of Lot 8, Block 2 does not appear to be correct.
8. Access is not shown to Lot 13 I.T., which is adjacent to Lots 7 & 8, Block 2.
9. Section 26.23.140(g) requires all lots to front upon and take access to a public street or a private road. Remove note 30 indicating that lots can be created if they take access to a public access easement.
10. Section 27.31.100(b)(20) of the Zoning Ordinance, relating to the requirements for Use Permits in the B-2 zoning district requires that the location of proposed free-standing signs be shown. Remove note 15 and show locations of proposed signs.
11. Revise note 32 to indicate that eaves, canopies and other such projections will be permitted in accordance with Chapter 27.71 of the Zoning Ordinance.
12. Revise note 35, as a landscape plan was submitted.
13. The landscape plan does not show street trees along the private roads as required by Section 26.27.090 of the Subdivision Ordinance. At least 1 additional tree is required along the frontage of Lot 3, Block 3. Verify that the Snowdrift Crabs along N. 27th Street are not more than an average of 40 feet apart.
14. The triangular lot that includes access to the Waterbrook Apartment complex, and adjacent to Lot 10, Block 1, is not labeled, nor is the use defined as required by 26.15.015(f) of the Subdivision Ordinance.
15. The parking requirement for drive through (fast food) restaurants is 1 space per 40 square feet of floor area. Revise the Land Use/Parking table to reflect the need for a minimum of 125 parking stalls for Lots 21, 22 and 23, Block 2.

16. The Subdivision Ordinance (26.15.015(f)) requires that the lots and blocks be numbered in a consistent manner. Renumber the lots in Block 2 in a consistent, consecutive manner.
17. Provide the lot and block numbers of the school site as shown in the previously approved Preliminary Plat. As those lots are not a part of this newly proposed Preliminary Plat, they should not be numbered as if they are included.
18. A block number is not provided for the block south of Folkways Blvd. Revise the proposed preliminary plat to provide a block number.
19. Revise Note 7 relating to the location of sidewalks. N 33rd Street is outside of this plat, and the reference should be to N. 30th Street. Sidewalks also need to be provided on both sides of the street providing access to the north.
20. What appears to be a road access and a triangle of remaining property is shown adjacent to Lot 10 south of Folkways Blvd. The lot should be labeled with a lot number and purpose. It should be clearly indicated whether or not the access to the Waterbrook development is a private road.
21. Comments have not been received regarding the traffic study. The block entitled "Traffic Improvements 2005" is subject to change when comments are received.
22. Provide the additional easements required by LES.
23. Revise the site plan so that the fire hydrants are legible. Add a hydrant on the northeast corner of N. 27th and Enterprise and two hydrants on the north side—one at Lot 3 and one on Lot 1.
24. The Lower Platte South NRD indicated that the site is located at such a distance upstream of where the drainage enters Salt Creek that detention storage is appropriate and should not be waived.
25. The Lower Platte South NRD expressed the concern that
...all of the drainage is split three ways and discharges directly into existing wetlands. While this site presently drains into these wetlands, the development changes will result in significantly greater volumes of runoff from the buildings, parking and streets, and lawns than redevelopment, and the water quality contaminants will be different. The developer should conduct an analysis and report on the impacts to these wetlands from the hydrologic changes. Where is the developer proposing to mitigate the wetland losses from the grading and filling?

26. The Lower Platte South NRD noted that "the drainage structure and swale outlet in Outlot B into the wetland shows discharge essentially at the top of a twenty plus foot steep slope bordering the wetland. A control outlet structure should be required that conveys the water to essentially the bottom of the slope without causing erosion.

27. The Public Works Department noted that:

The preliminary plat in the area of Block 2, Lot 7-24 is incomplete. The street through these blocks is verbally described, but no firm location, no grading, no street grades, no horizontal alignment, no paving cross-section, or other information is provided, as is required with any preliminary plat. Also, this information cannot be developed without a traffic study.

The size of this development may require improvements to 27th Street, and additional right-of-way dedications along 27th Street from Folkways to Enterprise Drive.

The easement required along Enterprise Drive and 30th Street for the proposed public water system cannot be determined until the proposed street system is shown.

No grading is shown along the east side of the proposed commercial lots for the proposed drainage swale.

I see no purpose in submitting a preliminary plat with the details omitted. A final plat of the lots cannot be approved until the details are provided.

Previous plats of this area have called for providing street access to the R3 lot north of Folkways. I recommend that this still be required.

The subdivision ordinance requires NAVD88 elevation datum. City datum is provided.

In addition you should be aware of the following general requirements:

1. You must complete the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, at your own expense, in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

2. You must agree:

- 2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
- 2.2 To complete the private improvements shown on the preliminary plat.
- 2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 2.4 To continuously and regularly maintain the street trees along the private roadways and landscape screens.
- 2.5 To submit to the lot buyers and homebuilders a copy of the soil analysis.
- 2.6 To pay all improvement costs.
- 2.7 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

I cannot recommend approval to your preliminary plat until all of the above revisions have been made and the issues have been resolved. Following the review of the revised plans and your response to the issues, I will reconsider my recommendation.

All deviations from the Land Subdivision Ordinance and the adopted Design Standards are to be set forth, reasons given for each deviation, reasons given on how the proposal meets the intent of the Land Subdivision Ordinance and why the deviation should be accepted are to be submitted with the revised preliminary plat. Refer to Section 26.15.030(d) of the Lincoln Municipal Code.

The next step in the review process requires a written response from you indicating agreement or disagreement with each of the preceding revisions and general requirements. The Plans must be submitted 5 Mondays before the Planning Commission hearing.

Please find attached reports from other departments who reviewed your plans.

The Planning Staff will gladly assist you in processing this plan and you may contact Jennifer Dam (441-6362.)

Sincerely,

A handwritten signature in black ink, appearing to read "John Bradley" followed by a stylized flourish.

Kathleen A. Sellman, AICP
Director of Planning

Attachments

cc: John Brager & Tom White, Ridge Development Co.
DaNay Kalkowski, Seacrest & Kalkowski
Dennis Bartels, Public Works & Utilities
Lincoln Electric System
Aliant Communications
Building & Safety
Parks & Recreation
Fire Department
Police Department
File

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